

Message Text

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ACTION FBO-08

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FM AMEMBASSY NEW DELHI

TO SECSTATE WASHDC 4110

UNCLAS NEW DELHI 12838

FOR A/FBO AND PASS TO AGRICULTURE

E.O. 11652: N/A

TAGS: ABLD IN

SUBJECT: AGRICULTURAL ATTACHE HOUSING

1. THE EMBASSY AND FBO PROJECT OFFICER HAVE THOROUGHLY INVESTIGATED AND EVALUATED THE RESIDENCE AT 12 RING ROAD OCCUPIED BY THE AGRICULTURAL ATTACHE AND HAVE CONCLUDED THAT IT IS AN UNSUITABLE DWELLING FOR ANY MEMBER OF THIS MISSION AND IS UNFIT FOR FURTHER OCCUPANCY.

2. THIS CONCLUSION IS BASED ON NUMEROUS FACTORS, ALL OF WHICH RELATE TO THE LOCATION AND THE DETERIORATING CONDITION OF THE PROPERTY.

3. WHILE THE AREA IN WHICH THE HOUSE IS SITUATED MAY HAVE ONCE BEEN RESIDENTIAL, REAL ESTATE FRONTING RING ROAD HAS NOW BECOME HIGHLY COMMERCIALIZED. THIS HAS ISOLATED 12 RING ROAD AS A RESIDENCE ON A MAJOR ARTERIAL DIVIDED HIGHWAY, CHOKED WITH HEAVY TRAFFIC DAY AND NIGHT. BECAUSE OF ITS ISOLATION, IT IS CONSIDERED OCCUPANTS COULD BE IN DANGER IN CASE OF RIOTS OR DEMONSTRATIONS. A MAJOR BUS STOP IS SITUATED IN FRONT OF THE HOUSE WHERE SCORES OF PASSENGERS GATHER AND ALIGHT AT ALL HOURS OF THE DAY. RIOTING STUDENTS RECENTLY STOPPED AND TOOK OVER NUMEROUS BUSES ON THE HIGHWAY IN FRONT OF THE HOUSE. A DUMP IS ACROSS THE ROAD FROM THE IROPERTY.

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4. THE VERY POOR CONSTRUCTION OF THE HOUSE HAS BEEN RAPIDLY DETERIORATED, THE MAJORITY OF DOOR AND WINDOW CASEMENTS ARE INFESTED WITH TERMITES. EVEN THOUGH THE INTERIOR WALLS WERE SCRAPED AND PAINTED IN MID-JUNE AFTER PREVIOUS OCCUPANT HAD DEPARTED, MOISTURE HAS AGAIN PERMEATED CAUSING BLISTERING OF PAINT AND WET WALLS IN LIVING ROOM, DINING ROOM, KITCHEN, AND BEDROOMS. NEWLY INSTALLED WOOD CLOSETS IN MASTER BEDROOM HAVE BECOME WATER LOGGED, CAUSING PLYWOOD TO BUCKLE AND SPLIT THUS RENDERING THEM USELESS. PAST EXPERIENCE HAS PROVEN THAT TO FURTHER ATTEMPT TO RENOVATE THE HOUSE WOULD BE VERY COSTLY AND ALSO INEFFECTIVE.

5. IT IS STRONGLY RECOMMENDED BY THE EMBASSY AND FBO REPRESENTATIVE THAT 12 RING ROAD BE INCLUDED IN DEPARTMENT'S AUTHORIZATION TO DISPOSE OF UNSUITABLE PROPERTIES (SEE STATE 037247) AND THAT FAS/W MAKE FUNDS AVAILABLE FOR THE EARLY RELOCATION OF THE AGRICULTURAL ATTACHE IN A LEASED HOUSE. QUALITY SHORT TERM LEASED QUARTERS CAN BE RENTED IN DESIRABLE LOCATIONS FOR APPROXIMATELY DOLS 375 PER MONTH. AT PRESENT THERE ARE NO GOVERNMENT OWNED HOUSES AVAILABLE FOR OCCUPANCY AND THIS SITUATION IS NOT LIKELY TO BE ALLEVIATED IN THE FORESEEABLE FUTURE. AN EARLY RELIEF FROM THIS EXISTING UNDESIRABLE POSITION WOULD BE APPRECIATED.SCHNEIDER

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